

1731 N. ROBERTS

1731 N. ROBERTS AVENUE
LUMBERTON, NC 28358



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE

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AVAILABILITY

- Storage: 3,355 SF
- OP1: Outparcel 1 is approved for a 2,500 SF building
- Expansion area: ±30,000 SF Future expansion area

PROPERTY HIGHLIGHTS

- Located at the intersection of N. Roberts Avenue and E. Elizabethtown Road
- Less than 2 miles from I-95 (Exit 20)
- Co-tenants include IGA Fresh Foods, Harbor Freight Tools, CitiTrends, and For U Beauty
- Entrances on both N. Roberts Avenue and E. Elizabethtown Road
- Pylon signage available on N. Roberts Avenue
- Convenient to Southeastern Regional Medical Center and Downtown Lumberton

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	12,762	27,344	38,443
Average HH Income	\$88,049	\$70,587	\$68,249
Number of Businesses	1,021	1,830	2,025
Number of Employees	12,413	20,879	22,996
Daytime Population	17,939	35,093	43,812

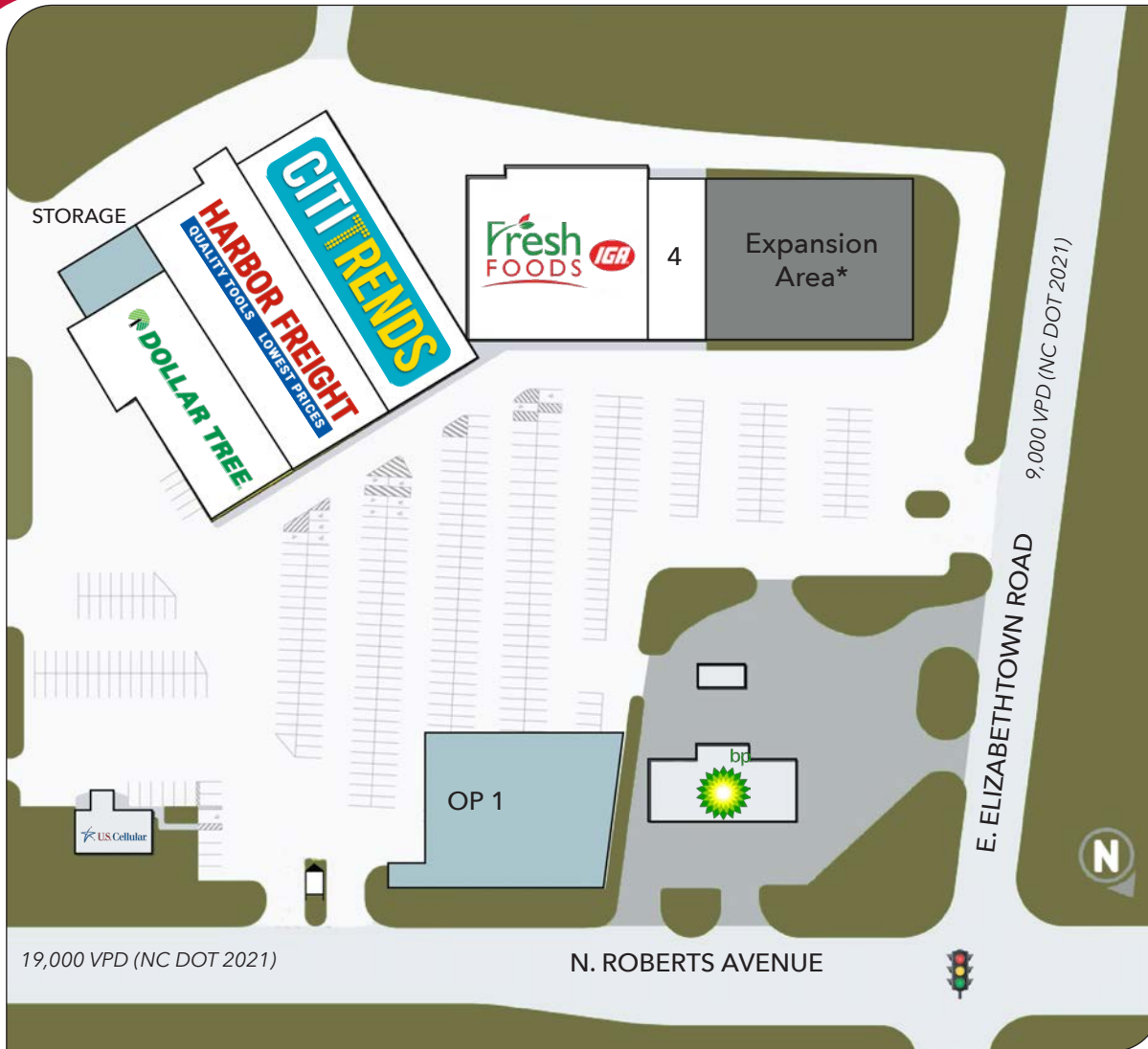
Source: ESRI 2024

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TENANT ROSTER

STORAGE	AVAILABLE	3,355 SF
Suite 1A	Dollar Tree	16,428 SF
Suite 1B	Harbor Freight	19,320 SF
Suite 2	CitiTrends	24,255 SF
Suite 3	IGA Fresh Foods	22,260 SF
Suite 4	For U Beauty	7,000 SF
OP1**	OUTPARCEL 1	PERMITTED FOR 2,500 SF BUILDING

*±30,000 SF Future expansion area

**Restricted uses prohibit drive-thru or automotive uses

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